

**17 Stoneyhill Road  
Musselburgh, EH21 6TH**

OFFERS OVER £185,000



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- Modern, mid terraced villa
- Entrance vestibule, living room
- Fitted kitchen with appliances
- Two double bedrooms, one with fitted wardrobes
- Stylish modern bathroom
- Gas central heating and double glazing
- Private gardens and off street parking to the rear
- EPC Band C, Council tax band C

### Description

This is a modern mid terraced villa (54 sqm) forming part of an established development built by Wimpey Homes in the mid 1980's. It enjoys a quiet and pleasant cul de sac setting which is close to the railway station, Queen Margaret University and the town centre. The accommodation, all in good decorative order, comprises an entrance vestibule, front facing living room with open staircase, rear facing modern fitted kitchen with appliances and door to the garden, upstairs there are two double bedrooms, one with fitted wardrobes and a stylish, modern, fully tiled bathroom with three piece white suite including a shower, curtain and rail over the bath.





### Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. This historic town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities within the town including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

### Gardens and parking

There is a small landscaped front garden and a fully enclosed private garden located to the rear of the property which has a paved patio, lawn, a variety of plants, shrubs and trees, a gate to the rear and a wooden shed. Residents benefit from allocated parking within a private car park to the rear of the property.

### Extras

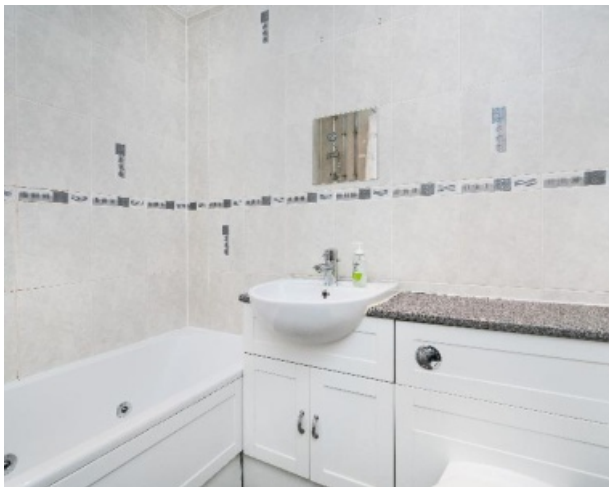
All fitted floor coverings, blinds, electric cooker, cooker hood, washing machine, fridge/freezer and wooden shed are included within the sale price.

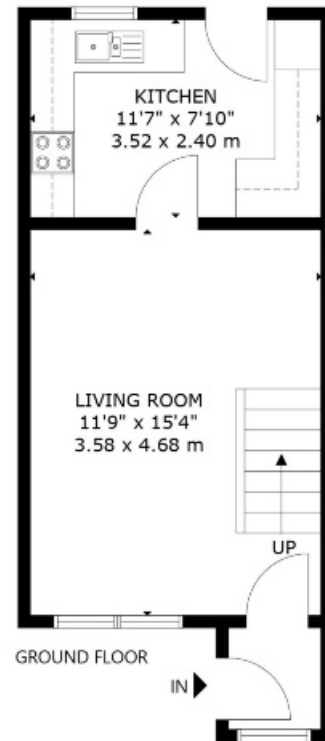
### Home Report

The property has been valued at £190,000 by a surveyor and the Home Report is available from the ESPC web site.

### Viewing

By appointment telephone Agents on 0131 665 3131.





17 STONEYHILL ROAD, MUSSELBURGH, EH21 6TH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 573 SQ FT / 53 SQ M  
 GARAGE 116 SQ FT / 11 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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